

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

April 11, 2013

### Minutes

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:02 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Board members in attendance:** Craig Nicholson, Mary Mason, Joe Mora, Lisa Welch and Jaime Escobedo. Also in attendance: Mr. Lafranchie (unit 213), Mr. Callis (unit 253), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Unit 213 owner, Mr. Lafranci, discussed installation of a lattice **privacy screen** for his unit; Board **approved** installation of screen as long as it conforms to Association plans. Mr. Callis (unit 253) discussed neighbor's plants at unit entry and inquired into the possibility of opening the Exercise Room earlier in the day. The Board will consider his request and speak with the unit owners adjacent to the Ex. Rm.

**Meeting Minutes:** The **March Board Meeting minutes** (3/14/13) were **approved** as presented.

### Treasurer's Report:

	March 2013	YTD
Total Income	64,690.00	200,733.40
Operating Expenditures	30,534.42	82,367.30
Reserve Expenditures	87,294.71	207,717.13
Total Expenditures	117,829.13	290,084.43
Transfer to Reserve	0.00	22,733.30
Transfer from Reserve	50,610.00	110,610.00
Total in Savings	1,256,953.48	
Total Assets	1,284,723.07	

James N. reported Operating Expenses are approximately 5% below budget; also noted the Reserve expenditures were applied to siding repair work and preparation for exterior painting. The March Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported Jose, the gardener, will be on vacation May 7 through the 20<sup>th</sup>, a substitute will perform Jose's tasks in his absence; recommended installing **drip irrigation** system at pool perimeter to replace damaged sprinkler line. (The Board unanimously designated this issue as an Emergency Agenda Item) Board **approved** drip system installation (\$1,500). Mary M. discussed options for additional bike racks; Joe will provide a bid for a new rack around 7628; "Walk-around" list discussed.

### Old Business

Items addressed:

- **Cleaning service:** Board discussed work scope and **approved** contracting Master Clean for cleaning services, starting June 1, 2013. James to give Merit Cleaning

notice.

- **Dry rot repairs:** James N. reported Sea View Constr. is continuing the building prep for exterior paint.
- **Exterior painting:** James N. reported bldg. 7630 to be painted next; approx. \$154,800 paid thus far this year to Affordable Painting on the agreed upon \$240,240 project final price.
- **Entrance Directory upgrade:** Board awaiting word from Consolidated on current transmitter compatibility with new system. No action taken.
- **Sauna heater:** James N. reported the (new) sauna heater installation completed; final cost \$2,859+.
- **Unit marking numbers:** Board briefly discussed repairing/replacing unit exterior numbers and will research three styles to choose from.

No other Old Business

## New Business

Items addressed:

- **Pool maintenance:** James N. discussed with the Board the current maintenance charges for labor and supplies; the Board requested options for new vendors; James N. will research historical maintenance charges.
- **Pool signs:** Board briefly discussed current signs posted and requirements for additional signs and sign consolidation. Board finds current signs adequate.
- **Recording liens:** Board **approved** filing liens on units 121 and 256 for unpaid association dues.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:15 pm.

The next Board meeting is scheduled for Thursday, May 9, 2013, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe